



PLANNING & DEVELOPMENT
SERVICES DEPARTMENT

CITY OF FRISCO

GEORGE A. PUREFOY MUNICIPAL CENTER
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August 5, 2009

TO: Applicant

FROM: Scott L. Ingalls, AICP 
Development Coordinator

SUBJECT: Results of the City Council meeting, August 4, 2009

Public Hearing: Specific Use Permit (SUP09-0002)

Owner(s): Allegiance Frisco, LP

Description:

A Specific Use Permit for a Big Box on one lot on 22.5+ acres on the west side of Preston Road 600+ feet north of Hickory Street and consider and act to direct staff to prepare an Ordinance of the same.

APPROVED: 5-0 **DENIED:** _____ **TABLED:** _____

ACTION:

City Council approved the Zoning request and directed staff to prepare an Ordinance with the following conditions:

1. The relocation of the driveway from Burger King due to the construction of the deceleration lane on Preston Road.
2. The widening and reconstruction of Gary Burns Drive between Tomlin Drive and Preston Road as specified in the TIA study.
3. Signalization of the intersection of Preston Road and Hickory Street prior to issuance of the Certificate of Occupancy.
4. The detention area will be designed as an amenity for this development as depicted on Exhibit C. Exhibit C will be used as a reference for reviewing and approving the final design for this detention area. In conjunction with the final site plan, staff will forward its recommendation to the Planning & Zoning Commission regarding detention area compliance with Exhibit C.
5. Seven metal benches will be placed around the detention pond.
6. The façade plans shall be attached to the Specific Use Permit Ordinance.
7. Parking spaces in excess of the minimum 1:250 ratio will be designed and constructed using green engineering principles.
8. Green spaces are to be located along the storm sewer line that will be located in the center of parking lot.

9. Truck deliveries shall be limited to the hours from 6 a.m. to 10 p.m. and that refrigerator trucks shall be turned off within three minutes of parking.
10. The western property line will be relocated 25 feet to the east and the 25 foot wide strip west of the screening wall will be dedicated to Hickory Street Village.
11. An eight foot tall masonry screening wall will be constructed along the new property line.
12. A row of 30 gallon Nellie R. Stevens Hollies will be planted along the western property line to replace the red tip photinias.
13. A row of trees will be planted along the west side of the screening wall per Zoning Ordinance requirements.
14. The maximum size of the building will be limited to 185,000 square feet in area. Any size increase will require approval of a Specific Use Permit to do so.
15. An irrigation system will be installed and connected to the Hickory Street Village's irrigation system for the new plantings.
16. Hickory Street Village will take the necessary legal steps to accept the transfer of the 25 foot wide strip of land along the western side of the property.
17. Hickory Street Village will execute any legal documents necessary to provide temporary and permanent easements for construction and wall maintenance.
18. The above steps, Items 15-17, will be taken by Hickory Street Village by December 31, 2009 or the approval reverts back to the Specific Use Permit Exhibit B shown at the August 4, 2009 City Council meeting.

SI/kj

cc:

Mack Borchardt	Steve Covington	Phillip Climer	Andrew Edwards
Mike Crain	Umberto Allori	Jim Cottone	Carey Frazier
Jeff Maxwell	Michele Wood	Diana Torres	Poly Birika
Gary Hartwell	Danny Carroll	Michelle Ortega	